

MEMBERS PRESENT: LEONARD KRAWCHECK, SANDRA CAMPBELL, MICHAEL ROBINSON,  
WALTER SMALLS, MARGARET SMITH, JOHN LESTER  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY  
CLERK: VANESSA ELLINGTON

AGENDA  
**BOARD OF ZONING APPEALS-ZONING**  
APRIL 1, 2014 5:17 P.M. 75 CALHOUN STREET  
7:47 P.M.

**A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.**

1. 26 BROUGHTON RD. (THE CRESCENT) APP. NO. 144-01-A1  
(421-10-00-005)

Request variance from Sec. 54-301 to allow a 1-story addition (porte cochere) with a 5-ft. west side setback (9-ft. required).  
Zoned SR-8.  
Owner-Alison Fennell/Applicant-McDonald Architects, LLC

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

**B. New Applications:**

1. 50 HASELL ST. (ANSONBOROUGH) APP. NO. 144-01-B1  
(458-05-01-047)

Request use variance from Sec. 54-203 to allow a church parsonage to be used for short term rental (accommodations use) in a STR (Single and Two Family) residential zone district.  
Owner/Applicant-St. Johannes Lutheran Church

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with City conditions.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 4 AGAINST 1  
S.Campbell M.Smith  
J.Lester  
L.Krawcheck  
W.Smalls  
\*M.Robinson recused

2. 23 LONGITUDE LN (CHARLESTOWNE) APP. NO. 144-01-B2  
(458-13-01-066)

Request special exception under Sec. 54-110 to allow an expansion of a non-conforming garage footprint that extends a non-conforming 1.5-ft. west side setback; to allow a vertical 2<sup>nd</sup> floor addition (sunroom) and to allow a 2-story addition (sunroom and screen wall roof terrace) that extends a non-conforming 4-ft. west side setback (9-ft. required).  
Request variance from Sec. 54-301 to allow a storage shed addition with a 1.5-ft east side setback (3-ft. required).

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Request variance from Sec. 54-301 to allow storage shed addition, garage expansion and 2-story addition to increase the lot occupancy from 36% to 42%.  
Zoned SR-4.

Owners-Tom & Lynn Springer/Applicant-Goff D'Antonio Associates

APPROVED 0

WITHDRAWN 0

DISAPPROVED 0

DEFERRED XX

MOTION: Deferral.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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3. 583 KING ST. (CANNONBOROUGH/  
ELLIOTBOROUGH) (460-08-04-058) APP. NO. 144-01-B3

Request variance from Sec. 54-306 to allow a building with a 60-ft. maximum height for the roof top mechanical screen and elevator penthouse (Ordinance limits height to 55-ft. in a 55/30 height district).  
Zoned GB-A.

Owner-TKH Holding Group, LLC/Applicant-Whitney Powers

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: M.Smith VOTE: FOR 5 AGAINST 1  
M.Robinson

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4. 247 CONGRESS ST. (WESTSIDE)  
(460-07-01-103) APP. NO. 144-01-B4

Request use variance from Sec. 54-203 to allow a grocery store and restaurant with 295sf of retail space, 747sf of inside patron use area (1<sup>st</sup> and 2<sup>nd</sup> floors); on-premises consumption of alcohol, with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Diverse Residential) zone district.  
Request special exception under Sec. 54-511 to allow a grocery store with 295sf of retail area and a restaurant with 747sf of inside patron use area without required parking spaces (Ordinance requires 6 spaces; site is grand fathered for 2 spaces for previous residential use).  
Zoned DR-2F.

Owner-Harold's Cabin LLC (Ben Danosky, Michael Veeck, et.al.)  
Applicant-Julia F. Martin Architects LLC

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval with conditions: 1) no outside dining; 2) hours of operation shall be restricted to between 7:00 a.m. and 10:00 p.m.

MADE BY: M.Robinson SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

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5. 2 OLD ENGLISH DR. (WESPANEE) (418-03-00-026) APP. NO. 144-01-B5

Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/bath/closet expansion) with a 16.2-ft. rear setback (25-ft. required).

Zoned SR-1.

Owner-George Flowers/Applicant-Linda M. Balzac

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 6 AGAINST 0

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6. 1675 RAOUL WALLENBERG BLVD. (351-04-00-042) APP. NO. 144-01-B6

Request special exception under Sec. 54-225 to allow construction of a school in a (S) School Overlay zone district.

Request special exception under Sec. 54-206 to allow a religious facility in a DR-4 (Diverse-Residential) zone district.

Zoned DR-4 (S).

Owner-Zucker Family Foundation/Applicant-GlickBoehm & Associates, Inc.

APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

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In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.